

6-5: RECREATIONAL RESORTS

E. STANDARDS AND CONDITIONS

5. Density of Housing Facilities Within the Resort

a. Number of Units Permitted.

The maximum number of dwelling units and sleeping apartments permitted within a recreational resort shall be determined by the slope of the land within the development according to the following schedule:

- i. One dwelling unit or sleeping apartment per 1 acre having a slope of 10 percent or less;
- ii. One dwelling unit or sleeping apartment per 10 acres having a slope of more than 10 percent but less than 30 percent;
- iii. One dwelling unit or sleeping apartment per 20 acres having more than 30 percent slope. The determination of slope within a development shall be based upon a detailed slope analysis. The slope analysis shall be conducted using the contour maps prepared by the U.S. Geological Survey; however, other more detailed maps may be used when approved by the Planning Director.

b. Development Credits Increased.

The number of dwelling units or sleeping apartments permitted within a recreational resort may be increased by the transfer of residential development credits from lands located within an adjacent CE-1 Critical Environmental Zone, subject to the following conditions.

i. The land from which the development credits are transferred:

- (A)Is situated entirely within the CE-1 Critical Environmental Zone;
- (B)Is located contiguous to the recreational resort or within two miles of land included within the boundary of the development;
- (C)Is in the same ownership as the development; and
- (D)Will be shown on the plans and documents as part of the open space area of the development and subject to the open space preservation agreement.

ii. The number of residential development credits received shall be at the rate of one dwelling unit (or sleeping apartment) per each full fifty (50) acres of land in the CE-1 zone covered by the transfer of development credits agreement.

iii. There is sufficient developable area within the development to accommodate the increased number of dwelling units or sleeping apartment units and meet the common open space requirement.

iv. Whenever the terms of this ordinance shall permit or authorize a property owner to transfer development credits, such transfer shall be accompanied by agreement made on the part of the owner indicating the extent of the credit transfer and agreeing to refrain from construction of dwellings or other buildings or from exercising any of the entitlements so transferred. Said agreement shall be made between the owner (and his heirs and assignees) and the County Commission, shall be recorded in the

office of the County Recorder, and shall remain in effect until it has been revoked by action of the County Commission following a public hearing thereon.

c. Development Clusters.

All dwellings and sleeping apartment structures shall be located within a designated development cluster. The dwellings and sleeping apartments may be situated in one or more buildings provided, however, that clusters which contain building lots for detached one- and two-family dwellings shall contain not less than five (5) separate lots or sites (except for recreational resorts having fewer than five building sites for the entire development), and each lot within a cluster should contain a location for a dwelling which meets the standards of this ordinance. No dwelling shall be constructed on an area which exceeds thirty (30) percent slope as shown on the detailed slope analysis if sewage or septic waste is disposed of in the soil.

d. Density and Building Lot Size within Clusters.

Within a cluster, individual building lots for detached one- and two-family dwellings shall be not less than ten thousand (10,000) square feet nor more than one (1) acre in size, except that larger lots may be approved by the Utah County Commission, when it can be shown that the larger lot sizes will maintain clustered development sites and not substantially increase off-site improvements.

e. Spacing of Clusters.

No dwelling within a cluster shall be located closer than one thousand (1,000) feet to a dwelling within another cluster, except that where, because of unique topographic or other natural condition such a separation would not be possible, the County Commission may approve a closer spacing. Individual clusters shall be surrounded by a fuel break which shall be part of the designated open space.